

FORM B – BUILDING

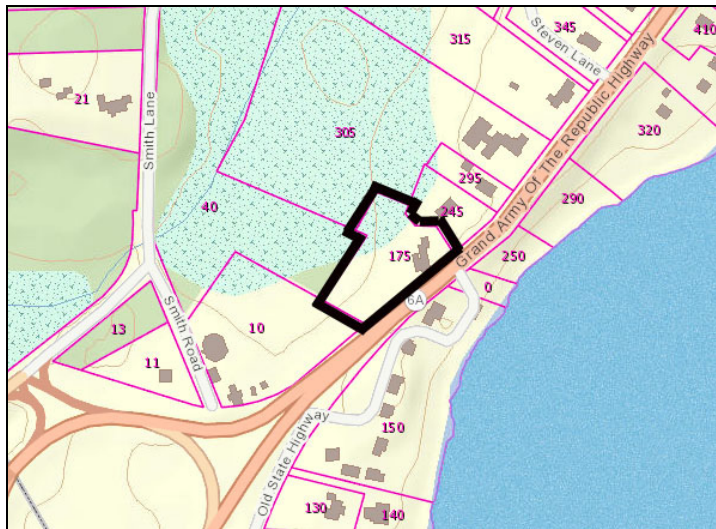
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from southwest.

Locus Map



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

20-127A

ORLEANS

EAS.619

Town/City: Town of Eastham

Place: (*neighborhood or village*): South Eastham

Address: 175 State Highway

Historic Name: Reuben & Hannah Cole House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: c. 1760

Source: deeds, vital records

Style/Form: Colonial

Architect/Builder: unknown

Exterior Material:

Foundation: stone (partially parged) & brick

Wall/Trim: wood clapboard & wood shingle

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): rear ells (possibly very early additions), shed dormers front & rear (c. late 20th century; dates unknown)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.1 acres

Setting: The subject property is located on the west side of State Highway, Route 6/6A. A large wetland covers a portion of the rear (northwest) yard. Single family properties adjoin this lot on both sides. Across the street is a public landing on Town Cove, vacant parcels, and other single family land uses.

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EASTHAM

175 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

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☒ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The 18th-century house on the subject property has been greatly expanded and converted to a three-family dwelling. Even so, the original house is clearly identifiable with its gable roof, brick center chimney and five-bay, center entrance front facade and due to its setting close to the right-of-way. Typical of the higher end Colonial dwellings on Cape Cod the front facade is clad with wood clapboard while the rest of the house is covered with wood shingles. A cross-gabled rear ell may date to the same period as the main section, representing the original service wing (it too has a brick interior chimney.) If not original, it would likely be an early addition, though the open porch extending along it is likely much more recent and possibly of the same date as the front entrance porch, since they share the Doric design of their support columns. (Such improvements could also be fairly early, dating to the period after the nation's Centennial, 1876, when the Colonial Revival style became popularized.) The block extending off the rear service wing, with its front gable roof, also appears to be somewhat early due to its brick foundation. An exterior rear wall chimney has been added to this section at some point (date unknown). A low lean-to on the rear infills the L space between the original house and its service wing/rear ell. Finally, shed-roofed dormers were added to the front and rear of the original main house, probably in the late 20th century or very early 21st century—they are tied into the ridgeline of the main block, a design that only became acceptable in the latter half of the 20th century. In addition, while the window openings are regularly spaced, they do not align with those on the first floor which would have been more typical of an early 20th century renovation. In 2003 the building was reroofed/reshingled. This building has been renovated to accommodate three dwelling units, date unknown, but probably from 1985-2012, when owned by Richard Weeks, a realtor. During that time the septic system was rebuilt after obtaining required variances.¹ In addition, it appears all the windows have been fairly recently replaced.

The property is relatively level, with open lawn surrounding the house. A paved driveway off State Highway to the north of the house provides access. A number of mature deciduous trees are scattered about the lot.

HISTORICAL NARRATIVE

Deed research for the subject property indicates the house it contains was built about 1762 by Joseph Cole (1718-1800) for his son Reuben (born 1742/43) and Reuben's new wife, Hannah Cole (born 1747), who married in early December 1762. The earliest traceable deed for the property is one from Joseph Cole and his son Reuben to shoemaker Jabez Sparrow in 1795.² Sparrow paid 210 pounds for land in "Smith's Purchase" in Eastham on the road from Eastham to Chatham "with all the buildings thereon," as well as their interest in adjoining swamp land and a third of the southernmost ground pew in Eastham's South Meeting House. The deed suggests that Reuben Cole might have left Eastham about that time; his father died in the town in 1800.

Jabez Sparrow (1754-1846) was born in Eastham, the son of Jonathan (1727-69) and Elizabeth Paine Sparrow. In 1777 he married Molly Riordan, also of Eastham; their son Jabez Jr. was born in 1790. The property Jabez Sparrow Sr. acquired is described in the 1795 deed as being bordered by that of Solomon Sparrow (born 1728), his great-uncle who had married Keziah Cole in 1764; her father was the elder half-brother of Joseph Cole (1718-1800).

By 1830 census records suggest that Jabez Sparrow Jr., who in 1819 married Asenath Eldredge of Harwich, was living in the 175 State Highway house. His household is enumerated next to that of Timothy Smith in 1830; in 1840 it is between those of Richard Smith and John Walker. The 1850 census enumerates the Sparrow household between five consecutive Smith households and that of John Walker; Jabez Jr. was then sixty years old, and his wife and children Joanna, Jabez, and Eliza were also in the household. In 1856, a decade after his father Jabez's death and only weeks before his son's marriage to Esther Mayo of Orleans, Jabez Sparrow deeded two acres "with the dwelling house and other buildings thereon" to his own son Jabez, a mariner (then referred to as Jabez Sparrow Jr.) The deed describes the property as bordered on the north by John Walker's land, on the east and south by the County Road (now State Highway), and on the West by the land of Walker and Lewis Smith. Sparrow also transferred title to a quarter-acre on the other side of County Road with its shop. The deed reserved to Jabez Sparrow "the right to keep house in said dwelling house & to occupy said shop as long as I may think proper."³ The 1860 census shows the younger Jabez Sparrow and his wife Esther enumerated again between the Richard Smith and John Walker households with \$400 in real property. His father, who died three years later, was not living with them.

By 1870 Jabez Sparrow had moved to Orleans, and he sold 1.5 acres of his property to the Eastham mariner Heman Smith, a native of Orleans and the nephew of Eastham's Captain Heman Smith (1821-76). The dwelling house and other buildings are cited in the deed.⁴ Deeds indicate that 245 State Highway also stood on the lot by then. By 1880 Jabez Sparrow is shown as a resident of the upstate New York town of Victor when he married his second wife, Eliza Freeman, in her native town of Orleans.

¹ Town of Eastham records include documents relating to a drawn-out approval of a new septic system on the site, with a request for variances dated April 25, 1997, and a public hearing on June 9, 1997, with subsequent certification of the plans and "as-built" drawings.

² Joseph and Reuben Cole to Jabez Sparrow, 10 October 1795, Barnstable County Registry of Deeds (BCD) Eastham Book 1 999081:328.

³ Jabez Sparrow to Jabez Sparrow Jr., 2 June 1856, BCD 62:298.

⁴ Jabez Sparrow, Orleans, to Heman Smith, 14 December 1870, BCD 104:14.

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Born in Orleans in 1839, Heman Smith was the son of Lewis and Mehitable Smith of South Eastham; his mother (1812-1909) was the older sister of Captain Heman Smith. The Heman Smith associated with 175 State Highway became a ship's cook at the age of twelve and spent the rest of his working life at sea; by 1883, the year he was a cook on a private yacht. In February 1865 he married Olive Mayo Freeman, also of Orleans, and the couple had four children—Charles W., born in 1867; Frank R., born about 1869; Emma Olive, born in 1872; and Joshua F., born about 1875. It is not possible to determine if he and his family lived in this house or at 245 State Highway, though local historians suggest he lived at 245. The 1900 census shows renters on this section of State Highway, though none were enumerated immediately before or after Heman and Olive Smith. And tax records between 1902 and 1947 show Heman Smith, and later Olive Smith and their son Charles, as owning only one dwelling (even though the title history for 175 and 245 State Highway (which was built in 1750) is the same).

The 1920 census shows Heman and Olive M. Smith on State Highway; he was then eighty years old and she seventy-seven. Heman Smith died between 1920 and 1923, and in February of the latter year his widow and three of their children transferred title to 175 and 245 State Highway to the fourth child, eldest son Charles W. Smith, and his wife Maria Angie Smith on the condition that Charles and Maria take care of Olive Smith "in their own family, upon the premises known as the homestead of Heman Smith, in the manner to which they are themselves accustomed."⁵ The 1930 census shows Charles W. Smith as a house painter with \$10,000 in real property in a household with his wife Angie and his mother Olive, then eighty-seven years old. Even though title had been transferred formally to Charles in 1923, tax records for 1931 and 1937 do not list him; the property is instead listed in his mother's name. In 1937 the house was valued at \$1800, the barn at \$300, a shop and garage at \$180, a poultry house at \$60; the homestead lot included 16.9 acres, and Olive Smith owned 14.6 acres of other land in the town.

Olive M. Smith died in May 1933; the 1940 census shows Charles W. Smith and his wife alone in the household. Tax records for 1947 show him with a house valued at \$2500, a barn, a "camp," and a 3.7-acre homestead lot; he also owned 22 acres in four other Eastham tracts. When he and his wife died is unclear, and the chain of title is obscured both by incorrect deed citations and unrecorded transfers. By 1973 the house, barn, and cottage at 175 State Highway was owned by Roscoe P. and Helen Gibson, originally from Quincy.⁶ In that year Helen Gibson subdivided the property into two parcels, one containing the buildings and the land on the west side of State Highway and the other being the undeveloped parcel on the east side of the road. A month later she sold 175 State Highway to Gerard S. O'Duffy, who owned it only briefly. By 1978 Robert M. Granville and Nancy G. Bone of New York City acquired the property. In 1984 they subdivided the property; the southern parcel included the house and the northern the barn and cottage.⁷ In 1985 they sold both parcels to H. Richard Weeks, a realtor. The bank holding Weeks's mortgage on 175 State Highway foreclosed on the property in 2012 and sold it to current owners Robert J. Rudd and April D. Davis in 2012.⁸

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MAPS

⁵ Olive M. Smith, Emma O. and Joseph F. Smith, and Frank R. Smith to Charles W. and Maria Angie Smith, 23 February 1923, BCD 394:190.

⁶ A deed from Charles W. Smith to the Gibsons exists (27 September 1951, BCD 793:371), but it does not describe this tract.

⁷ "Plan of Land in Eastham, Mass. For Helen L. Gibson," 2 March 1973, BCP 269:19; "Plan of Land in Eastham, Mass. Prepared for Robert M. Granville and Nancy G. Bone," 31 July 1981, BCP 389:2.

⁸ Kenneth L. and Nancy A. Carpenter, Samoset Road, to Robert M. Granville and Nancy G. Bone, New York NY, 22 November 1978, BCD 2834:153; Robert M. Granville and Nancy G. Bone (h&w), Brewster, to H. Richard Weeks, trustee Hometown Realty Trust, 4 November 1985, BCD 4788:19; Deutsche Bank National Trust Company to Robert J. Rudd and April D. Davis, Slingerlands NY, 3 October 2012, BCD 26733:135.

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MASSACHUSETTS HISTORICAL COMMISSION

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Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.

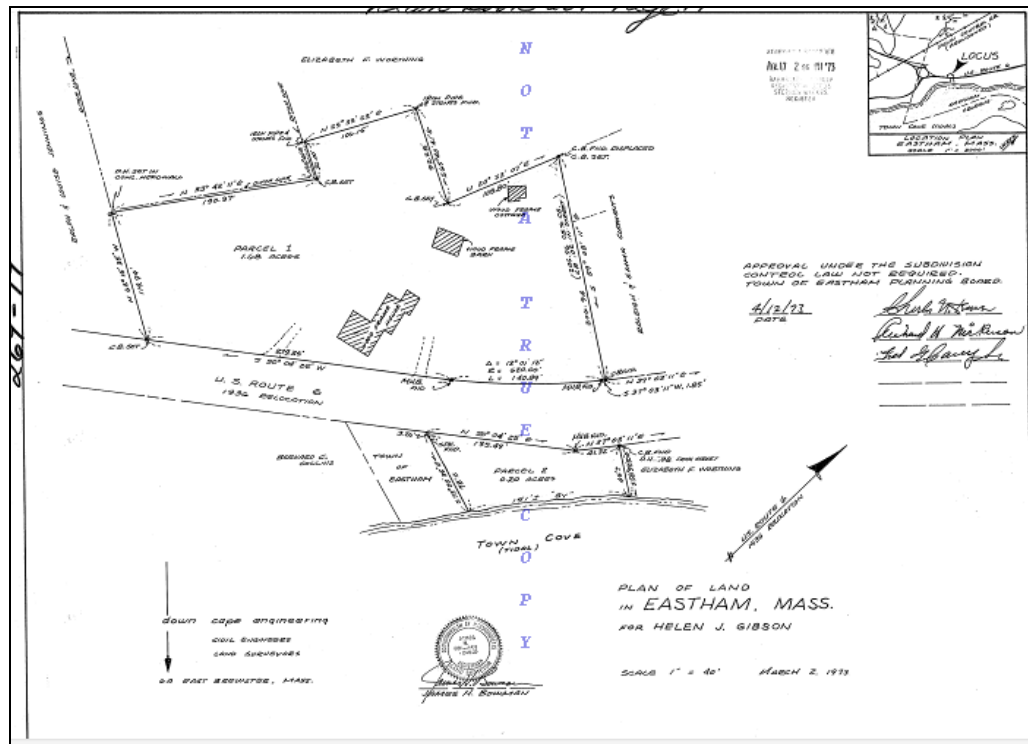
Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.

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SUPPLEMENTARY IMAGES



Gibson subdivision of 1973 (BCP 269:19): 175 State Highway is Parcel 1.

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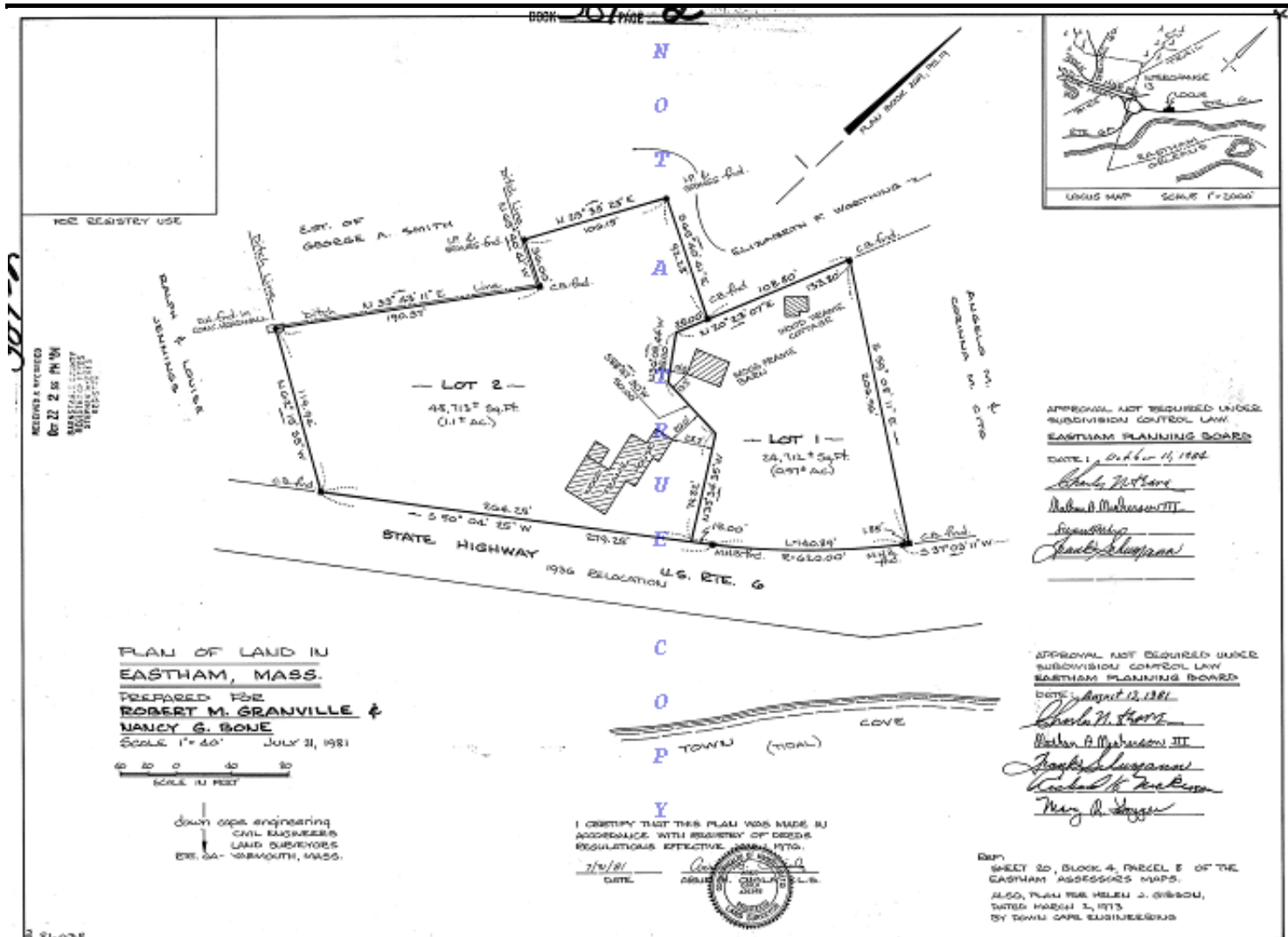
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Granville/Bone subdivision of 1981 (BCP 389:2): 175 State Highway was then both lots 1 & 2. (Barn on lot 1 is no longer extant.)

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PHOTOGRAPHS
(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from east.



View from west. (Aerial photo courtesy of Bing Maps).

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible **only** in a historic district
☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Jill Fisher

The Reuben and Hannah Cole House at 175 State Highway is significant as a fairly rare example of an 18th century dwelling in the Town of Eastham, and as such holds architectural interest for the community. While it has been somewhat modified over its 260-year history, it still retains its essential historic character and contributes to the historic character of the town, particularly because of its highly visible location on State Highway, the main transportation artery, and near the southern town limits where tourist and seasonal residents generally enter. Certainly it is a physical vestige that physically demonstrates the development of the town and Cape Cod in general. For these reasons, this property appears to meet criteria A and C of the National Register of Historic Places at a local level of significance.